AREIS

Auditor's Real Estate Information System
maps.co.lucas.oh.us/AREIS

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For personal assistance with AREIS,
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(419) 213-4406

AREIS Online
General Information

The Auditor's Real Estate Information System provides public access to Real Estate data maintained by the Lucas County Auditor.

The application links Real Estate data, GIS (Geographic Information Systems) mapping and imaging (i.e., front structure photos, property sketches).

Real Estate Data available on AREIS Online:
Ownership
Sales Data
Taxes and Payments
Property Tax Distribution
Levy Estimates
Front Structure Photos
Building Sketches
Historical Transfer Cards
Property and Building Attributes

Real Estate mapping layers available on AREIS Online:
Parcels
Streets
Aerial Photos
Lot Numbers
Lot Dimension
Acreage
Subdivisions
Historic Lines
Condominiums
CAUV

Contents

GETTING STARTED

The NEW AREIS incorporates all the existing features plus many new and innovative searching capabilities. Please see the navigation menu near the top of the page:

Auditor	Property Search	County Website	Contact Us	
Address	Owner	Parcel Number	Assessor #	Advanced	County Map	Multi-Year Search

Address - Search by Address
Owner - Search by Owner Name
Parcel Number - Search by Parcel Number
Assessor Number - Search by Assessor Number
Advanced - Advanced Search Options
County Map - Multiple search options using mapping tools
Multi-Year Search - Searches return results from years prior.

To use any search options above, hover the mouse pointer over the search option word from the menu until the text turns WHITE. Left Click and the specific search page opens.

PROPERTY SEARCHING

Example: Address Search

To search for a property using the street address:
1) Click "Property Search"
2) Click "Address"
3) Click inside the "Street #" field and type in the number of the address
4) Click inside the "Direction" field and select a direction *if applicable*
5) Click inside the "Street Name" field and type the name of the street
6) Click inside the "Suffix" field and select the appropriate suffix for the street *if applicable*
7) Click inside the "Unit" field and enter the unit number *if applicable*

Click the "Search" button to execute the search.

Owner Search / Parcel Search / Assessor Search

Similar to the address search above, click inside the corresponding field and populate the fields accordingly.

Please note: AREIS can work with limited information but results returned will be broader. The more details provided to AREIS the more specific your results. If you are unsure of a spelling or specific number, a wild card (denoted by an " ***** ") may be used.

* Wild Cards *

A Wild Card, **denoted in AREIS with an asterisk (*)**, can be substituted for a single character or string of characters. Common uses within AREIS would be to assist with name spelling or an unknown address.

Example - B*ow / Returns - Brown, Barrow, Below, etc...
Example - B*o*ski / Returns - Bojarski, Bronowski, Bukowski, etc...

There are "uncommon" uses for a wildcard also. When performing an owner search, AREIS looks at the legal name on the deed to determine the actual owner. A search for Smith, Jane may not return results if the property was deeded as Smith, David and Jane. Whereas, dropping in a wild card, Smith*Jane, will locate the property.

Multi Year Search

Searches active and deactivated property information using basic criteria such as Owner Name and displays the property information from multiple years. Searching works the same as detailed above but results will include specific/multiple tax years.

Parcel ID ▲	Assessor #	Owner Name	Parcel Address	Taxyr	Status
1548072		OHIO BUILDING AUTHORITY	525 N HURON ST	2007	Y
1548072		OHIO BUILDING AUTHORITY	525 N HURON ST	2008	Y
1548072	01085005	OHIO BUILDING AUTHORITY	525 N HURON ST	2009	Y
1548072	01085005	OHIO BUILDING AUTHORITY	525 N HURON ST	2010	Y
1548072	01085005	OHIO BUILDING AUTHORITY	525 N HURON ST	2011	Y
1548072	01085005	STATE OF OHIO DEAPARTMENTOF A...	525 N HURON ST	2012	Y
1548072	01085005	STATE OF OHIO DEAPARTMENTOF A...	525 N HURON ST	2013	Y
1548072	01085005	STATE OF OHIO DEAPARTMENTOF A...	525 N HURON ST	2014	Y
1548072	01085005	STATE OF OHIO DEAPARTMENTOF A...	525 N HURON ST	2015	Y

Results — Click rows to view property details — Displaying 1 - 9 of 9

Selection Manager: Select page all / Select all / Deselect page all / Deselect all
Search Manager: View List - Map
Reports: Property Attributes Export / Mailing List / Lucas Composite / Tax Bill
Go

Printable Version — Results Page [1]

Advanced Search

The Advanced Search option within AREIS allows for property searching to be conducted using specific criteria defined by the user (you).

Advanced Search:
1) Click the "Criteria" selection box to trigger a drop down which includes all searchable criteria.
2) Each criteria, once selected, will provide another field (to the left) to define criteria parameters.
3) Click "Add" to build the criteria in your Advanced Search.
Note: You may add as many criteria as you have information for.

To begin a new Advanced Search, click 'Remove All" to clear any previous search criteria.

To save an Advanced Search, click "Save/Load," enter a name and click "Save."

To Load a saved Search, click "Save/Load," select "Saved Searches." A drop down list containing names of previous saved searches. Once the specific saved search is selected, click "Load."

Note: To search multiple criteria within a specific criteria, use a semicolon " , ".
Example: To search property on two different streets, select Street Name from the criteria drop down box, then in the Enter Street Name box, enter street names separated by " , " Cheltenham,Central - this will search all properties on both Cheltenham and Central (along with any other criteria chosen).

Results are displayed in a sortable list and can be used to create reports listed to the right.

Property Data Pages

The New AREIS Data Pages include a new layout and improved reporting tools. This guide will cover the most used/common categories. For more information, see the complete technical guide.

Summary	
Transfers	
Values	
Residential Attributes	
Commercial Attributes	
Land	
Remarks & Splits	
Permits	
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Tax Distribution	
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Pro # Inquiry	
CAUV	
Agriculture	
Forest	
Mylar Tax Map	
Photos	
Sketch	
Map	
Pictometry	
Manufactured Home (MH_OH)	
Manufactured Home (MH_EQ)	
Hearing Tracking	

PARCEL ID: 0100164   **ASSESSOR#: 08226034**
MARKET AREA: 802R
LUCAS COUNTY LAND REUTILIZATION CORPORAT   ROLL: RP_OH
TAX YEAR: 2015   701 E BROADWAY ST
STATUS: Active

Summary - General

Tax District	TOLEDO CITY - TOLEDO CSD
Class	EXEMPT
Land Use	740 : E - OTHER TAX ABATEMENTS
Market Area	802R
Zoning Code	10-CO - Click here for zoning details
Zoning Description	Office Commercial
Water and Sewer	CITY WATER / CITY SEWER
Traffic	MAIN - MAJOR ARTERY
Street Type	CONCRETE OR BLACKTOP
Owner	LUCAS COUNTY LAND REUTILIZATION CORPORAT
Address	701 E BROADWAY ST
	TOLEDO OH 43605
Mailing Address	ONE GOVERNMENT CENTER #580
	TOLEDO OH 43604
Legal Desc.	ACKLINS 2ND ADDN LOT 14 N 4 FT W 70 FT & W 70 FT 15

Summary - Most Recent Sale

Prior Owner	DAY SHARON R
Sale Amount	$0
Deed	14207668
Transfer Date	15-OCT-14

Summary - Values

	35% Values	100% Va...
Land	2,520	7...
Building	6,930	19...
Total	9,450	27...

Tax Credits

Homestead Exemption	NO
Owner Occupied Credit	NO
CAUV	NO

AREIS Online
Auditor's Real Estate Information System

Anita Lopez
Lucas County Auditor

Parcel : 01-00164   **Assessor : 08-226-034.Z**
Address : 701 E BROADWAY ST   TOLEDO OH 43605

Summary - General   Print

Split Status:	
Flags:	ADJUSTMENT
Tax District :	TOLEDO CITY-TOLEDO CSD
Pro # :	LAND
Bank :	LAND BANK PARCELS
Class/Landuse :	E / 66 Map No. : 08-067-000
Zoning Code:	CO
Zoning Description:	Office Commercial
Owner :	LUCAS COUNTY LAND REUTILIZATION CORPORATION #
Address :	701 E BROADWAY ST
	TOLEDO OH 43605
Mailing Address :	LUCAS COUNTY LAND REUTILIZATION CORPORATION
	ONE GOVERNMENT CENTER #580
	TOLEDO OH 43604
Legal Desc. :	ACKLINS 2ND ADDN LOT 14 N 4 FT W 70 FT 15
Tax Map :	Link to Archived Tax Map Viewer

Summary - Attributes

Frontage :	35.000	Occupancy :	ONEFAM	TLA :	1247
Depth :	70	Stories :	ONE&HLF	Year Built :	1917
Acres :	0.060	Wall :	PARTBRK	Bed No. :	3

Assessor	Parcel	Name	No.	Dir.	Street
08226034.Z	0100164	LUCAS COUNTY LAND REUTILIZ	701	E	BROADWAY ST

1 Records Returned   Print these results

Summary Page

Summary is the first page displayed for any property. It contains owner information, mailing address and current property values.

Summary - General

Tax District	TOLEDO CITY - TOLEDO CSD
Class	RESIDENTIAL
Land Use	510 : R - SINGLE FAMILY DWELLING, PLATTED LOT
Market Area	615R - Click here to view map
Zoning Code	10-RS12 - Click here for zoning details
Zoning Description	Single-Family Residnce-12
Water and Sewer	CITY WATER / CITY SEWER
Traffic	NO DIRECT OUTLET
Street Type	CONCRETE OR BLACKTOP
Owner	LOPEZ ANITA L
Address	2009 BELVEDERE DR
	TOLEDO OH 43614
Mailing Address	2009 BELVEDERE DR
	TOLEDO OH 43614
Legal Desc.	BLACKTHORN LOT 11

Transfers

Transfers detail the transfer history for property, transfer dates, sale amounts (if available), sellers/buyers, and transfer type. Transfers prior to 2000 are shown on historical "transfer cards."

Values

Values detail a property's value, taxable value (in Lucas County, property is taxed at 35% of its 100% value) and value history over the years.

Residential Attributes / Commercial Attributes / Land

Residential and Commercial Attributes and Land show specific property details such as TLA (total living area), number of bedrooms and bathrooms, outbuildings (detached garages and sheds etc.) and acreage.

Current Taxes

Current Taxes show taxes and credits assessed against property. Previous year taxes can be found under *Prior Taxes*.

Tax Distribution

Tax Distribution breaks real estate taxes down even further, showing where every tax dollar is spent.

Current Taxes	1st Half	2nd Half
Tax Year 2014:		
General:	3,006.18	3,006.18
House Bill 920:	-734.96	-734.96
Non-Business Credit:	-204.43	-204.43
Owner Occupied Credit:	-51.11	-51.11
Homestead Reduction:	0.00	0.00
Net General:	2,015.68	2,015.68
Adjustment General:	0.00	0.00
Penalty General:	0.00	0.00
Interest General:	0.00	0.00
Prior General:	0.00	
Prior Year Adjustments:		0.00
Net Special Assessments:	94.33	94.33
Adjustment Special Assessments:	0.00	0.00
Penalty Special Assessments:	0.00	0.00
Interest Special Assessments:	0.00	0.00
Prior Special Assessments:	0.00	
* TAX DUE *	2110.01	2,110.01
* COLLECTED *	-2,110.01	-2,110.01
* Remaining Unpaid *	0.00	0.00
** TOTAL COLLECTED **	-4,220.02	
** Balance Due **	0.00	
Last Change Date:	Dec 01, 2014	
Last Payment Date:	Jul 30, 2015	

Distribution by Authority			
Authorities	Percentage	Half	F
LUCAS COUNTY	25.16	$507.25	$1,014
T.A.R.T.A.	3.18	$64.05	$128
TOLEDO CITY	5.60	$112.74	$225.48
TOLEDO CITY SCHOOL DISTRICT	62.38	$1,257.34	$2,514.68
TOLEDO LUCAS COUNTY LIBRARY	3.68	$74.30	$148.60
Total:	100.00	$2,015.68	$4,031.36

Special Assessments

Special Assessments are taxes such as mosquito spray and tree trimming. This category details the assessments and when/if they expire. Historical data is found under *Prior Specials*.

Payments

Payment details and history for real estate taxes for a property.

Payment Details				
Year - Half	Date Paid	Batch #	Seq #	Payment
2014 - 2	30-JUL-15	1112	1928	$1,065.11
2014 - 1	01-JAN-15			$2.50
2014 - 1	01-JAN-15			$4.02
2014 - 1	01-JAN-15			$47.63
2014 - 1	01-JAN-15			$988.21
2014 - 1	01-JAN-15			$13.66
2014 - 1	01-JAN-15			$9.09

Levy Estimator

Displays all currently proposed levies by district and estimated amount of tax due if the levies were presently in effect. The Levy Estimator details: New taxes if the levy passes, while calculating the total affect; what the property owner's proposed taxes will be per year; the proposed mills, year, election date for each levy, and a brief description of the levy.

Photos

Front structure photos. Pictures can be saved/downloaded.

Parcel Map

Opens a version of the county map centered on the property.
Note: The Parcel Map allows only one property to be selected at a time.
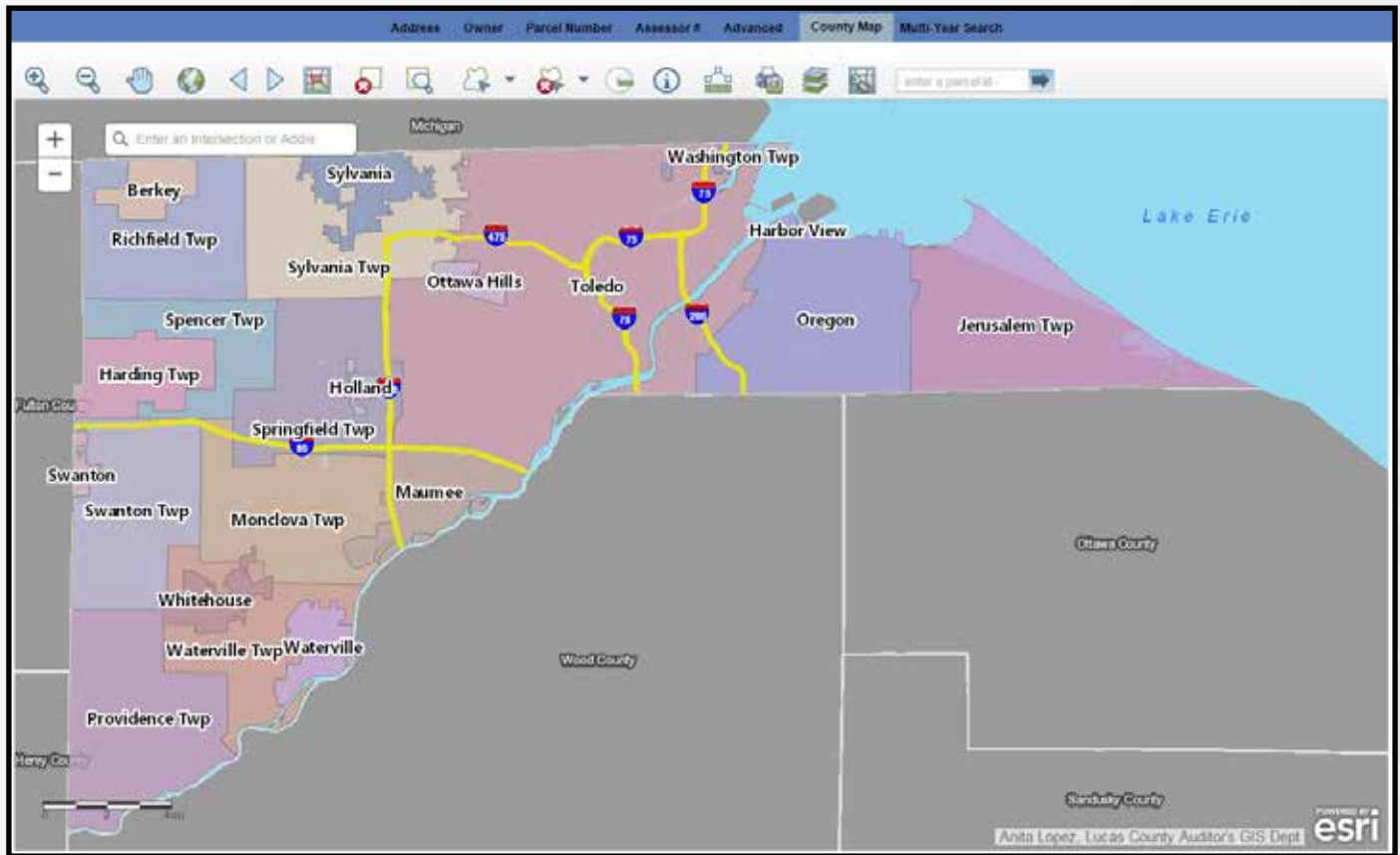
Pictometry

Brand new to AREIS Online, Pictometry provides oblique imagery (imagery captured at an angle to provide a more natural perspective), making objects easier to recognize and interpret.
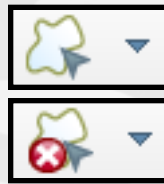

Use the Arrows to
rotate the view
360 degrees

Zoom Tools - Magnifying glasses allow the user to zoom in or out in a user defined area. The +/- zoom in or out in incrementally.

Pan - Click, hold and drag to move the map.

Full Extent - Returns the map to original size and position (zooms all the way out).

Back / Forward - Moves back or forward through the map history. Similar to the back button in your browser.

Selection Display Type - Outlines selected parcels in red or drops a red pin.

Clear Selected - Clears any currently selected parcels from the map.

Zoom to Selected - Zooms the map to encompass all selected parcels.

Select and Unselect Tools - Use a drop down to choose from different selection options. *(See Selection Tool section below for more details.)*

Buffer Select - Selects properties within a user defined radius.

GIS Identify - With this tool selected, clicking on a parcel provides a quick property summary (pop-up box) without leaving the map.

Measure Distance - Measures area, distance, or degrees (latitude/longitude) in various increments.

Print or Download - Creates a map image which can either be printed or downloaded as a file.

Selection Manager - Displays a list of selected parcel numbers. Also generates reports of selected parcels.

Map Contents - Selects or unselects map layers and sets transparency of layers. Displays the map legend. *(See Map Layers section below for more details.)*
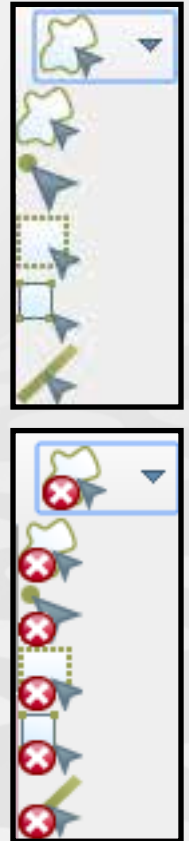
Selection Tools

Select and Unselect tools provide different ways to select single or multiple parcels. Within the drop-down box, the different select options are:

1) **Free Hand Select (Unselect) -** Click and hold to start a free hand drawing and release the mouse button when done. Any parcel touching any area of the drawing will automatically be selected and added to Selection Manager.
2) **Select a Point (Unselect) -** Selects one specific property to review. If there are already multiple parcels selected, the select/deselect will add or remove a parcel from the group.
3) **Select by Box (Unselect) -** Clicking and dragging will select or unselect all properties within the boundary box.
4) **Select by Polygon (Unselect) -** Similar to Select by Box, click to start, subsequent clicks will add another side to the polygon where all properties within will be selected or unselected.
5) **Select by Line (Unselect) -** Draw a straight line. Any property touching the line will be selected or unselected. Useful for selecting properties on the same side of a (straight) street.

Free Hand Select

Map Layers

Layers are objects on the map that consist of one or more separate items, but are manipulated as a single unit. Within the Map Contents box, click the + to expand a specific layer into its parts.

Thematic Layers - Groups parcels by value and/or zoning class
Parcel Layer (on by default) - Shows parcel boundaries for all parcels in Lucas County.
Annotation - Address numbers, lot numbers, lot dimensions condominiums and various jurisdictions.
Street Centerlines - Interstates and street names shown on the map.
Other Data Layers - Over 15 different layers to choose from, including flood zones, census tracts, and school boundaries.
Orthos - Aerial (top down) views of Lucas County

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